

4 Discuss and make recommendations to the City Council on the following cases:

- *4-a ZON24-00525 "202 RV Valet Storage Expansion"**, 15.5± acres located at 8839 East Main Street. Rezone from General Commercial with Planned Area Development Overlay (GC-PAD) to GC with a new PAD Overlay, Site Plan Review and Council Use Permit (CUP). This request will allow for a 58,845± square foot Boat and RV Storage facility. **(District 5)**

Planner: Kwasi Abebrese

Staff Recommendation: Approval with Conditions

The Board recommends to approve case ZON24-00525 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review (Case No. DRB24-00524).
3. Execute and comply with the development agreement, DA25-00036, and all future amendments to it.
4. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following table.

Development Standards	PAD Proposed
<u>Setback of Cross Drive Aisles</u> – MZO Section 11-32-4	15 feet
<u>Maximum Lot Coverage</u> – MZO Table 11-6-3.A	94%
<u>Building Form and Location:</u> <u>-Front and Street-Facing Side:</u> <u>Setback :Freeways</u> – MZO Table 11-6-3.A	0 feet
<u>Building Form and Location:</u> <u>Interior Side and Rear Setback adjacent to RS District (1-story building)</u> – MZO Section 11-6-3.A - Interior Side	45 feet

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MINUTES OF THE DECEMBER 10, 2025, PLANNING & ZONING BOARD MEETING

Development Standards	PAD Proposed
<u>Building Form and Location:</u> <u>-Interior Side and Rear Setback</u> <u>adjacent to Non-Residential</u> <u>District – MZO Section 11-6-3.A</u> - Interior Side	 0 feet
<u>Landscaping for Non-Single</u> <u>Residence Uses Adjacent to</u> <u>Single Residence Uses –</u> <u>MZO Section 11-33-3(B)(1)(a)</u> <u>and (c)</u> - Width - Number of Plants	 0 feet Zero trees and shrubs
<u>Landscaping for Non-Single</u> <u>Residence Uses Adjacent to</u> <u>Other Non-Single Residence</u> <u>Uses –</u> <u>MZO Section 11-33-3(B)(2)(a)(ii)</u> <u>and (c)</u> - Width - Number of Plants	 0 feet Zero trees and shrubs

Vote (6-0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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